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**CLS2B Contaminated Land Screening Form for Change of Use Planning Approvals**

**This form needs to be completed in cases where the following contaminated land condition (or a condition with similar wording) has been attached to the decision notice of a planning approval for the conversion of an existing building(s) to a small residential development (e.g. the conversion of an existing public house to one or two houses / apartments etc).**

Prior to the occupation of development, the CLS2B Contaminated Land Screening Form shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). Where necessary, a programme of investigation (including soil analysis and/or ground gas monitoring) shall be undertaken at the site in order to enable an assessment of the risks posed by contamination to be carried out. The proposed scheme of investigation shall be agreed with the LPA prior to being undertaken.

Where necessary, a remediation strategy detailing the works and measures required to address any unacceptable risks posed by contamination shall be submitted to, and approved in writing by, the LPA. The strategy shall include full details of the information that will be obtained in order to demonstrate the scheme has been appropriately implemented.

The approved remediation scheme(s) shall be fully implemented and a verification / completion report demonstrating this and that the site is suitable for its proposed use shall be submitted to, and approved by, the LPA.

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation shall not commence until this time unless otherwise agreed in writing by the LPA. The LPA shall be notified immediately if any evidence of contamination / organic materials / wastes are encountered during development (0161 342 3680 / 0161 342 2691).

**Reason:** To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 178 of the National Planning Policy Framework.

**In order to comply with this planning condition, you need to submit a formal application to discharge the pre-commencement requirements of the contaminated land condition under the Approval of Details Reserved Application via the planning portal (**[**www.planningportal.co.uk**](http://www.planningportal.co.uk)**). This should be submitted together with the completed CLS2B Contaminated Land Screening Form. If you are unable to do this then please liaise with your agent. No works must be undertaken at the site until this form has been approved in writing and the discharge application has been formally approved by the Local Planning Authority. Further guidance regarding the Council’s requirements in relation to land contamination and change of use developments is enclosed and should be referred to when completing this form.**

This form and the associated guidance document are not suitable for larger residential developments (e.g. where three or more houses / apartments are proposed etc) or if the site, buildings or adjacent land has a past industrial use. Where this is the case, you will need to submit a Preliminary Risk Assessment Report and where necessary, a Ground Investigation Report, Remediation Strategy and Validation Report to the Local Planning Authority (LPA) for approval.

If at any point you suspect that there is the likelihood that contamination may exist at the site, in the building or on the adjacent land, you must stop any work and contact the LPA, as your findings may necessitate the submission of a more detailed Preliminary Risk Assessment Report and a Ground Investigation Report.

**APPLICANT / AGENT DETAILS**

|  |  |  |
| --- | --- | --- |
|  | **Applicant** | **Agent** |
| **Full Name** |  |  |
| **Address** |  |  |
| **Telephone** |  |  |
| **Email** |  |  |

**DEVELOPMENT DETAILS**

|  |  |
| --- | --- |
| **Planning Application Number** |  |
| **Site Name** |  |
| **Site Address** |  |
| **Development Proposal** |  |
| **Please provide a plan of the proposed development layout. Plan attached?** | Yes [ ] No [ ] |

**SITE HISTORY, LAND AND BUILDING USE**

1. **Please provide full details of the recent / current use(s) of the site and buildings\*.**
2. **Is any information known about the former / historical use(s) of the site and buildings? If so, please provide full details below\*.**

**\* NOTE: If the site or building(s) being converted has a past or current industrial use, this screening form should not be used. Instead, a Preliminary Risk Assessment Report must be submitted to the Local Planning Authority for approval.**

1. **Are the buildings on site constructed from suspected asbestos contaminating material? (including cement sheets, gutters, drainpipes, lagging and insulation).**

No [ ] Yes [ ] **\***Please provide full details below:

1. **Has an asbestos survey been undertaken of the building(s)?**

No [ ] Yes [ ] **\***Please provide a copy of this survey.

1. **Is there any evidence of former buildings or site activities at the site?**

No [ ] Yes [ ] **\***Please provide full details below:

1. **Please provide full details of the ground covering across the site (e.g. exposed soils, concrete etc). Ideally, this information should also be annotated onto a site plan.**
2. **Please provide photographs of the site, including the interior of the existing buildings. Photographs enclosed? (This should include recent / current photographs and if held, copies of any historical photographs).**

Yes [ ] No [ ] \*We will not process this form until we have received the photographs.

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| --- | --- | --- |
| 1. **Have any fuels / chemicals been stored on site or in the building(s)?** | Yes [ ] | No [ ] |
| 1. **Has there been any fuel / chemical spills or leaks on site or in the building(s)?** | Yes [ ] | No [ ] |
| 1. **If ‘Yes’ to either of the above, please provide full details of the fuel / chemical, storage method and location and details of any leaks or spillages.** |  | |

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| 1. **Have there been any pollution incidents at the site (or adjacent to it) either reported or unreported?**   For information please refer to the Environment Agency’s ‘What’s in your Backyard’ website. | **Reported** | | **Unreported** | |
| Yes [ ] | No [ ] | Yes [ ] | No [ ] |
| 1. **If ‘Yes’ to either of the above, please provide full details of the pollution incident.** |  | | | |

1. **Is there any evidence of contamination at the site or in the building(s)? (e.g. ground staining / discolouration, strange odours, vegetation distress / dieback etc).**

No [ ] Yes [ ] **\***Please provide full details below including a plan showing the location.

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| --- | --- | --- |
| 1. **Is there any surface water at the site? (e.g. brooks, streams, rivers, ponds etc).** | Yes [ ] | No [ ] |
| 1. **Are there any groundwater or surface water abstractions at the site? (e.g. wells, boreholes etc).** | Yes [ ] | No [ ] |
| 1. **If ‘Yes’ to either of the above, please provide full details, including a location plan of any streams, wells etc.** |  | |

1. **Please provide full details of the works being undertaken as part of the change of use, including plans. In particular, are any excavations to be undertaken? (e.g. for new floor slabs, internal / external walls, services etc)**

Yes [ ] \*Please provide full details of the proposed excavations below and proceed to question 17.

No [ ]

1. **A Coal Authority Report \*\* is required for the site. Report attached?**

Yes [ ]

No [ ] \*Please note, we will not process this form until we have received a copy of this report.

\*\* Please refer to the attached guidance document for further information.

1. **Is there any evidence of subsidence at the site?**

No [ ] Yes [ ] **\***Please provide full details below including photographs.

|  |  |  |
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| 1. **Have any waste disposal activities (including the burying or burning of waste) been carried out on site?** | Yes [ ] | No [ ] |
| 1. **Is there any evidence of demolition activities (e.g. rubble, demolition fill etc) on site?** | Yes [ ] | No [ ] |
| 1. **If ‘Yes’ to either of the above, please provide full details.** |  | |

**ADJACENT LAND USE**

1. **Please provide full details of the recent / current uses of the adjacent land\*.**
2. **Is any information known about the former / historical uses of the adjacent land? If so, please provide full details below\*.**

**\* NOTE: If the adjacent land has a past or current industrial use, this screening form should not be used. Instead, you will need to submit a Preliminary Risk Assessment Report and Ground Investigation Report to the Local Planning Authority.**

1. **Please provide photographs of the adjacent land. Photographs enclosed? (This should include recent / current photographs and if held, any historical photographs).**

Yes [ ] No [ ] \*We will not process this form until we have received the photographs.

|  |  |  |
| --- | --- | --- |
| 1. **Is there any surface water present on the adjacent land? (e.g. brooks, streams, rivers, ponds etc).** | Yes [ ] | No [ ] |
| 1. **Are there any groundwater or surface water abstractions on the adjacent land? (e.g. wells, boreholes etc).** | Yes [ ] | No [ ] |
| 1. **If ‘Yes’ to either of the above, please provide full details, including a location plan of any streams, wells etc.** |  | |

**GARDEN AND OUTDOOR SPACE**

1. **Will the development have any garden or any soft landscaped areas? (either existing or to be created as part of the development)?**

Yes [ ] **\*** The soils at the site will need to be tested. Please refer to the enclosed guidance

document for further information.

No [ ]

1. **Does the development have any other outdoor space? (e.g. rear yards, patio areas etc)?**

No [ ]

Yes [ ] **\*** Please provide a plan showing these areas and full details of the type of proposed ground

covering (e.g. exposed soils, concrete, flags, block paving etc).

1. **Do you intend to bring any soils onto the site as part of the development (e.g. topsoil for garden or soft landscaped areas etc)?**

Yes [ ] **\*** The imported soils at the site will need to be sampled and tested. Please refer to the

enclosed guidance document for further information.

No [ ]

**SUSPECTED CONTAMINATION**

1. **Based on the information you have provided in this form, do you think that contamination could be present at the site or in the existing building(s)?**

No [ ] Yes [ ] **\***Please provide full details below:

**Please sign to confirm that the information given in this form is correct to the best of your knowledge and belief.**

**Signed** …………………………………………………………………… **Date** ………………………………

**Print Name** ………………………………………………………………….. (Applicant / Agent / Architect)

**If you have any questions please contact the Environmental Protection Unit on 0161 342 2691 or 0161 342 3680.**

**Please submit completed forms and all supporting information, together with an ‘Approval of Details Reserved by Condition’ application, to the Councils Planning Department via the planning portal (**[**www.planningportal.co.uk**](http://www.planningportal.co.uk)**).**